

L: 5238 P: 558 6405292 D
12/28/2017 09:45 AM Total Pages: 4
Lawrence Kestenbaum, Washtenaw Co



Receipt# 17-31031 6405292
12/28/2017 Washtenaw Co, Michigan
Real Estate Transfer Tax
Tax Stamp # 439760
County Tax: \$687.50 State Tax: \$4687.50



COVENANT DEED

AMERICAN TITLE COMPANY OF WASHTENAW

The Grantor(s) Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended

Convey(s) Grants, Bargains, Remises, Aliens, Confirms and Warrants as to their own acts to Dorothea V. Staffeld whose address is 2358 Loefer Rd., Chelsea, MI 48118,

the following property located in the Village of Barton Hills, Washtenaw County, Michigan:

SEE LEGAL DESCRIPTION ATTACHED HERETO

(Address: 341 Corrie Road)
Parcel ID(s): IB-09-08-380-005

for the sum of Six Hundred Twenty Five Thousand and 00/100 (\$625,000.00) Dollars, subject to easements and building and use restrictions of record, and further subject to the lien of real property taxes not yet due and payable. Subject to reservation of oil, gas, and mineral rights of record, if any. The grantor covenants and agrees that the grantor has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the premises or any part of them to be charged or encumbered in title, estate, or otherwise.

Dated: November 16, 20 17

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. B440704 DD

Time Submitted for Recording
Date 12-27-17 Time 11:38
Lawrence Kestenbaum
Washtenaw County Clerk/Register



110148-2

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended

BY: HE Alvarez TRUSTEE
Henry E. Alvarez
Trustee

Acknowledged before me in Washtenaw County, Michigan, on November 16, 2017, by Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended.

R. Brooks
_____, Notary Public
County, Michigan
My Commission Expires: _____
Acting in _____ County

Drafted by:
Timothy Ehlert (P80925)
825 Victors Way, Suite 100
Ann Arbor, MI 48108
Recording fee: \$30.00
County transfer tax: \$687.50
State transfer tax: \$4,687.50
Total transfer tax: \$5,375.00

R. Brooks
Notary Public, Wayne County, MI
My Commission Expires: June 21, 2018
Acting in Washtenaw County

When recorded return to and send tax bills to:
Dorothea V. Staffeld
341 Corrie Road
Ann Arbor, MI 48105

File # 110148/P. Hathaway 10

File #: 110148

LEGAL DESCRIPTION

Land in the Village of Barton Hills, County of Washtenaw, Michigan, described as:

Commencing at an iron pipe in the South line of Section 8 at its intersection with the West line of Lot 4, Block 3, Supervisor's Plat of Barton Hills; thence North $20^{\circ}12'$ East 198.16 feet to a concrete monument for a PLACE OF BEGINNING; thence North $20^{\circ}12'00''$ East 217.77 feet to a concrete monument; thence North $20^{\circ}12'00''$ East 133.73 feet to a concrete monument; thence North $35^{\circ}01'$ East 94.97 feet to a point on a curve; thence Easterly along a curve concave Southerly having a radius of 45.99 feet and central angle of $48^{\circ}42'30''$ 39.10 feet to a concrete monument in the Southerly right-of-way line of Corrie Road at its Westerly end; thence North $83^{\circ}49'0''$ East 120.00 feet along the South line of Corrie Road to a concrete monument; thence South $6^{\circ}00'$ West 250.00 feet to a concrete monument; thence South $28^{\circ}11'10''$ West 227.14 feet to a concrete monument; thence North $87^{\circ}02'42''$ West 193.40 feet to the PLACE OF BEGINNING, being a part of parcel one of Lot 4 in Block 3 of Supervisor's Plat of Barton Hills, as recorded in Liber 9 of Plats, Pages 58, 59, and 60, Washtenaw County Records.

Described for tax purposes as follows:

Land in the Village of Barton Hills, County of Washtenaw, State of Michigan; Commencing at the Southwest corner of Lot 4, Block 3, of Supervisor's Plat of Barton Hills, thence North $20^{\circ}12'$ East 268.84 feet for the PLACE OF BEGINNING, thence North $20^{\circ}12'$ East 351.50 feet, thence North $35^{\circ}01'$ East 94.97 feet, thence Northeasterly 39.10 feet in the arc of a curve to the right with a radius of 44.99 feet, through a central angle of $48^{\circ}42'30''$, the chord of which bears North $59^{\circ}22'30''$ East 37.92 feet, thence North $83^{\circ}49'$ East 120 feet; thence South 6° West 250 feet; thence South $28^{\circ}11'30''$ West 227.14 feet, thence North $87^{\circ}02'40''$ West 193.4 feet to the PLACE OF BEGINNING. Being a part of Lot 4, Block 3, Supervisor's Plat of Barton Hills.

PRIVATE ROAD NOTICE

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended, whose address is 341 Corrie Rd., Ann Arbor, MI 48105, give(s) notice to

Dorothea V. Staffeld, whose address is 2358 Loeffler Rd., Chelsea, MI 48118, that the property located in the Village of Barton Hills, Washtenaw County, Michigan, described as set forth in the covenant deed to which this notice is attached, abuts a road which has not been accepted as public. The road is private and is not required to be maintained by the Board of County Road Commissioners or any other public body.

Dated: November 16, 2017

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended

BY: HE Alvarez Trustee
Henry E. Alvarez
Trustee

Acknowledged before me in Washtenaw County, Michigan, on November 16, 2017, by Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended.

R. Brooks
_____, Notary Public
County, Michigan

My Commission Expires: _____

Receipt of the above Private Road Disclosure is hereby acknowledged:

Dorothea V. Staffeld
Dorothea V. Staffeld

Dated: 11-16-17
file #110148

R. Brooks
Notary Public, Wayne County, MI
My Commission Expires: June 21, 2018
Acting in Washtenaw County

Reinhart

SELLER'S STATEMENT

Settlement Date: December 15, 2017
 Buyer: Dorothea V. Staffeld
 Seller: The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended
 Property: 341 Cornie Road
 Ann Arbor, MI 48105

CREDITS

Sale Price of Property		625,000.00
Summer Tax Proration	12/15/17 to 07/01/18	4,692.24
Winter Tax Proration	12/15/17 to 12/01/18	3,774.86
Village Tax Proration	12/15/17 to 07/01/18	1,799.28
Association Dues Proration	12/15/17 to 03/31/18 \$ 350.26	103.13

Total Credits to Seller

TOTAL CREDITS \$ 635,369.51

DEBITS

Utility Escrow	to American Title Company of Washtenaw	300.00
Title - Document Preparation	to Timothy Ehler, Title Attorney	50.00
Title - Owner's Title Insurance	to American Title Company of Washtenaw	2,275.75
Commission	to The Charles Reinhart Company	15,500.00
Commission	to Encore Associates	15,500.00
Transaction Fee	to The Charles Reinhart Compsny	295.00
Association Dues	to Barton Hills Maintenance Corporation	350.26
2017 Winter Tax	to Ann Arbor Township	3,928.73
Transfer Tax - County	to Washtenaw County Register of Deeds	687.50
Transfer Tax - State	to Washtenaw County Register of Deeds	4,687.50
Recording Charge - Certificate of Trust	to Washtenaw County Register of Deeds	30.00

Less Total Reductions to Amount Due Seller

TOTAL DEBITS \$ 43,604.74

BALANCE

To Seller

\$ 591,764.77

SELLER'S STATEMENT - Continued

APPROVED:

THE CHARLES REINHART COMPANY

Henry E. Alvarez, Trustee of the Alice B. Dobson
Declaration of Trust dated May 30, 1991, as amended

BY:  as agent

Henry E. Alvarez
Trustee



By: David W. Lutton

Reinhart

BUYER'S STATEMENT

Settlement Date: December 15, 2017
 Buyer: Dorothea V. Staffeld
 Seller: The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended
 Property: 341 Corrie Road
 Ann Arbor, MI 48105

DEBITS

Sale Price of Property		625,000.00
Summer Tax Proration	12/15/17 to 07/01/18	4,692.24
Winter Tax Proration	12/15/17 to 12/01/18	3,774.86
Village Tax Proration	12/15/17 to 07/01/18	1,799.28
Association Dues Proration	12/15/17 to 03/31/18 \$ 350.26	103.13
Processing Fees	to Marketplace Home Mortgage, LLC	495.00
Underwriting Fees	to Marketplace Home Mortgage, LLC	500.00
Appraisal Fee	to Guideline AMC	475.00
Credit Report	to CREDIT PLUS	72.00
Title - Closing Fee	to American Title Company of Washtenaw	550.00
Title - Lender's Title Insurance	to American Title Company of Washtenaw	1,081.85
Recording Fees	to Washtenaw County Register of Deeds	60.00
Tax Certificate	to Washtenaw County Register of Deeds	5.00
Homeowner's Insurance Premium	to State Farm	1,223.00
Prepaid Interest	to Marketplace Home Mortgage, LLC	851.19
Gross Amount Due From Borrower	TOTAL DEBITS	\$ 640,682.55

CREDITS

Lender Credits	1,590.38
Deposit	10,000.00
Loan Amount	424,100.00
Upfront Processing Fee	495.00
Less Total Credits to Borrower	TOTAL CREDITS
	\$ 436,185.38

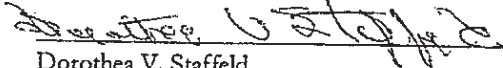
BALANCE

From Borrower:	\$ 204,497.17
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BORROWER'S STATEMENT - Continued

APPROVED:

THE CHARLES REINHART COMPANY


Dorothea V. Staffeld


By: David W. Lutton

DUE DATE TAX PRORATION
as of 12/15/17

Seller: The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended
Purchaser: Dorothea V. Staffeld
Property: 341 Corrie Road
Settlement Date: 12/15/17
Tax Parcel #(s): IB-09-08-380-005

Summer Tax

$8,616.60 \div 360 \text{ days} = \$ 23.93 \times 196.00 \text{ days to } 07/01/2018 = \$ 4,692.24$

Winter Tax

$3,928.73 \div 360 \text{ days} = \$ 10.91 \times 346.00 \text{ days to } 12/01/18 = \$ 3,774.86$

Village Tax

$3,304.30 \div 360 \text{ days} = \$ 9.18 \times 196.00 \text{ days to } 07/01/18 = \$ 1,799.28$

Total: \$ 10,266.38



825 Victors Way, Ste. 100
Ann Arbor, MI 48108
Phone: 734.996.0036 • fax: 734.662.9604

Association Dues Status

Property Address: 341 Corrie Road Ann Arbor, MI 48105

Account name: The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended

Buyer: Karl W. Staffeld & Dorothea V. Staffeld

Closing Date:

- The dues are \$350.26 (1.06 mils)
- The billing cycle for this amount is from 11/30/17 - 04/01/18
- The dues regarding subject property are paid through 04/01/18
- Dues are owing in the amount of \$0.00
- Remit dues owing to:
Barton Hills Maintenance Corporation
199 Barton Shore Drive, Ann Arbor MI 48105.
- Transfer Fees: N/A

Additional instructions to closing agent:

- Name of Person Completing this form: Henry E. Alvarez, Trustee
- Position within Association:
- Contact Info (Phone & or E-mail) _____

Paul Hathaway

Phone: 734-996-0036 ~ Email: PHathaway@ATitle.biz or Fax: 734-662-9604

CERTIFICATE OF TRUST EXISTENCE AND AUTHORITY

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended hereby certifies as to the following:

1. That Henry E. Alvarez, Trustee, whose address is 2320 Washtenaw Ave., Ann Arbor, MI 48104, is the current Trustee of The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended and that said trust remains in full force and effect.
2. That part of said trust property consists of the real estate located at 341 Corrie Road, Ann Arbor, MI, the Legal Description of which is attached hereto.
3. That pursuant to the terms of the trust, the trustee named in this certificate has the power to sell and convey any and all real estate contained in the trust.
4. That the sale of said real estate to and Dorothea V. Staffeld, Joint Tenants does not violate the terms of the trust.
5. That the trust has not been revoked, modified, or amended in any manner that would cause the representations contained in the certificate of trust to be incorrect.
6. That the trustee identified in this certificate is the only signature required for the sale of said property.

Dated November 16, 2017

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended

BY: H. Alvarez TRUSTEE
Henry E. Alvarez
Trustee

Acknowledged before me in Washtenaw County, Michigan this 16th day of November, 2017, by
Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended.

R. Brooks
Notary Public
____ County, Michigan
My commission expires:

This document was drafted by and when recorded return to:
Henry E. Alvarez, Trustee

R. Brooks
Notary Public, Wayne County, MI
My Commission Expires: June 21, 2018
Acting in Washtenaw County

LEGAL DESCRIPTION

Land in the Village of Barton Hills, County of Washtenaw, Michigan, described as:

Commencing at an iron pipe in the South line of Section 8 at its intersection with the West line of Lot 4, Block 3, Supervisor's Plat of Barton Hills; thence North $20^{\circ}12'$ East 198.16 feet to a concrete monument for a PLACE OF BEGINNING; thence North $20^{\circ}12'00''$ East 217.77 feet to a concrete monument; thence North $20^{\circ}12'00''$ East 133.73 feet to a concrete monument; thence North $35^{\circ}01'$ East 94.97 feet to a point on a curve; thence Easterly along a curve concave Southerly having a radius of 45.99 feet and central angle of $48^{\circ}42'30''$ 39.10 feet to a concrete monument in the Southerly right-of-way line of Corrie Road at its Westerly end; thence North $83^{\circ}49'0''$ East 120.00 feet along the South line of Corrie Road to a concrete monument; thence South $6^{\circ}00'$ West 250.00 feet to a concrete monument; thence South $28^{\circ}11'10''$ West 227.14 feet to a concrete monument; thence North $87^{\circ}02'42''$ West 193.40 feet to the PLACE OF BEGINNING, being a part of parcel one of Lot 4 in Block 3 of Supervisor's Plat of Barton Hills, as recorded in Liber 9 of Plats, Pages 58, 59, and 60, Washtenaw County Records.

Described for tax purposes as follows:

Land in the Village of Barton Hills, County of Washtenaw, State of Michigan; Commencing at the Southwest corner of Lot 4, Block 3, of Supervisor's Plat of Barton Hills, thence North $20^{\circ}12'$ East 268.84 feet for the PLACE OF BEGINNING, thence North $20^{\circ}12'$ East 351.50 feet, thence North $35^{\circ}01'$ East 94.97 feet, thence Northeasterly 39.10 feet in the arc of a curve to the right with a radius of 44.99 feet, through a central angle of $48^{\circ}42'30''$, the chord of which bears North $59^{\circ}22'30''$ East 37.92 feet, thence North $83^{\circ}49'$ East 120 feet; thence South 6° West 250 feet; thence South $28^{\circ}11'30''$ West 227.14 feet, thence North $87^{\circ}02'40''$ West 193.4 feet to the PLACE OF BEGINNING. Being a part of Lot 4, Block 3, Supervisor's Plat of Barton Hills.

Parcel ID(s): IB-09-08-380-005

COVENANT DEED

AMERICAN TITLE COMPANY OF WASHTENAW

The Grantor(s) Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended

Convey(s) Grants, Bargains, Remises, Aliens, Confirms and Warrants as to their own acts to Dorothea V. Staffeld whose address is 2358 Loeffler Rd., Chelsea, MI 48118,

the following property located in the Village of Barton Hills, Washtenaw County, Michigan:

SEE LEGAL DESCRIPTION ATTACHED HERETO

(Address: 341 Corrie Road)

Parcel ID(s): IB-09-08-380-005

for the sum of Six Hundred Twenty Five Thousand and 00/100 (\$625,000.00) Dollars, subject to easements and building and use restrictions of record, and further subject to the lien of real property taxes not yet due and payable. Subject to reservation of oil, gas, and mineral rights of record, if any. The grantor covenants and agrees that the grantor has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the premises or any part of them to be charged or encumbered in title, estate, or otherwise.

Dated: November 16, 2017

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended

BY: Henry E. Alvarez Trustee
Henry E. Alvarez
Trustee

Acknowledged before me in Washtenaw County, Michigan, on November 16, 2017, by Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended.

R. Brooks
_____, Notary Public
County, Michigan
My Commission Expires: _____
Acting in _____ County

Drafted by:
Timothy Ehlert (P80925)
825 Victors Way, Suite 100
Ann Arbor, MI 48108
Recording fee: \$30.00
County transfer tax: \$687.50
State transfer tax: \$4,687.50
Total transfer tax: \$5,375.00

R. Brooks
Notary Public, Wayne County, MI
My Commission Expires: June 21, 2018
Acting in Washtenaw County

When recorded return to and send tax bills to:

: Dorothea V. Staffeld
341 Corrie Road
Ann Arbor, MI 48105

File # 110148/P. Hathaway

File #: 110148

LEGAL DESCRIPTION

Land in the Village of Barton Hills, County of Washtenaw, Michigan, described as:

Commencing at an iron pipe in the South line of Section 8 at its intersection with the West line of Lot 4, Block 3, Supervisor's Plat of Barton Hills; thence North $20^{\circ}12'$ East 198.16 feet to a concrete monument for a PLACE OF BEGINNING; thence North $20^{\circ}12'00''$ East 217.77 feet to a concrete monument; thence North $20^{\circ}12'00''$ East 133.73 feet to a concrete monument; thence North $35^{\circ}01'$ East 94.97 feet to a point on a curve; thence Easterly along a curve concave Southerly having a radius of 45.99 feet and central angle of $48^{\circ}42'30''$ 39.10 feet to a concrete monument in the Southerly right-of-way line of Corrie Road at its Westerly end; thence North $83^{\circ}49'0''$ East 120.00 feet along the South line of Corrie Road to a concrete monument; thence South $6^{\circ}00'$ West 250.00 feet to a concrete monument; thence South $28^{\circ}11'10''$ West 227.14 feet to a concrete monument; thence North $87^{\circ}02'42''$ West 193.40 feet to the PLACE OF BEGINNING, being a part of parcel one of Lot 4 in Block 3 of Supervisor's Plat of Barton Hills, as recorded in Liber 9 of Plats, Pages 58, 59, and 60, Washtenaw County Records.

Described for tax purposes as follows:

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PRIVATE ROAD NOTICE

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended, whose address is 341 Corrie Rd., Ann Arbor, MI 48105, give(s) notice to :

Dorothea V. Staffeld, whose address is 2358 Loefer Rd., Chelsea, MI 48118, that the property located in the Village of Barton Hills, Washtenaw County, Michigan, described as set forth in the covenant deed to which this notice is attached, abuts a road which has not been accepted as public. The road is private and is not required to be maintained by the Board of County Road Commissioners or any other public body.

Dated: November 16, 2017

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended

BY: HE Alvarez TRUSTEE
Henry E. Alvarez
Trustee

Acknowledged before me in Washtenaw County, Michigan, on November 16, 2017, by Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended.

R. Brooks
_____, Notary Public
County, Michigan
My Commission Expires: _____

Receipt of the above Private Road Disclosure is hereby acknowledged:

Dorothea V. Staffeld
Dorothea V. Staffeld

R. Brooks
Notary Public, Wayne County, MI
My Commission Expires: June 21, 2018
Acting in Washtenaw County

Dated: 11-16-17
file #110148

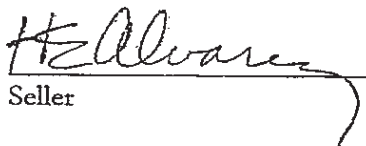
BILL OF SALE

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended, ("Seller") hereby sell(s) and transfer(s) to Karl W. Staffeld and Dorothea V. Staffeld, ("Buyer") all of the following personal property now on the premises commonly known as 341 Corrie Road, Ann Arbor, MI 48105:

- *Range/Oven, Double Oven, Refrigerator, Disposal, Dishwasher, Trash Compactor, Standby Generator, and Garage Door Opener and Remote(s)*

Seller warrants Seller has the right to sell the above personal property and agrees to warrant and defend the sale of the above personal property against the claims and demands of all persons whatsoever.

Dated: November 16, 2017



Seller

Seller


Seller

Seller

Seller

Seller

Acknowledged before me in Washtenaw County, Michigan, on November 16, 2017, by Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended.



_____, Notary Public
_____, County, Michigan
My Commission Expires: _____

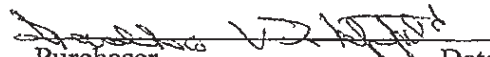
File #: 110148

R. Brooks
Notary Public, Wayne County, MI
My Commission Expires: June 21, 2018
Acting in Washtenaw County

CONTINGENCY REMOVAL

In reference to the sales agreement between Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended (Seller) and Karl W. Staffeld and Dorothea V. Staffeld (Purchaser), and all subsequent addenda to that agreement, for the property commonly known as 341 Corrie Road, we the undersigned, hereby acknowledge that all contingencies on the obligations of purchaser and seller to close pursuant to said agreement have been removed, satisfied or waived.


 Seller _____ Date _____

 12-15-17
 Purchaser _____ Date _____

 Seller _____ Date _____

 Purchaser _____ Date _____

 Seller _____ Date _____

 Purchaser _____ Date _____

 Seller _____ Date _____

 Purchaser _____ Date _____

 Seller _____ Date _____

 Purchaser _____ Date _____

AMERICAN TITLE COMPANY OF WASHTENAW

TITLE AFFIDAVIT

STATE OF MICHIGAN
COUNTY OF WASHTENAW

FILE NO. 110148

Before me, the undersigned authority, personally appeared Henry E. Alvarez, Trustee, who, on behalf of The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended being duly sworn according to law, depose(s) and say(s) as follows (as used in this Affidavit, the term "Affiant" shall include The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended and all parties executing this Affidavit):

1. That Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended is/are the owner of, and has/have agreed to sell to Karl W. Staffeld and Dorothea V. Staffeld property situated in the County of Washtenaw, State of Michigan and described in Commitment No.110148.
2. That Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended has/have been in full, continuous, open, exclusive, peaceable and undisputed possession of said property since the time of vesting of title to said property in Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended; that there are no parties who have any interest or right to claim an interest in said property other than Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended; and that there are no facts known to Affiant(s) which could give rise to a claim being asserted against said property.
3. That, other than as shown in Item 1, Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended has/have not entered into any agreement, contract, commitment or option for the sale, lease or mortgage of the property, or any agreement, contract, commitment or option which otherwise affects said property.
4. That there are no taxes, liens or assessments which are due or about to become due or which have attached or could attach to said property.
5. That The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended is/are not a foreign entity as defined in the Internal Revenue Code and regulations.
6. That, if title to said property is being held by a corporation, partnership, trust or other legal entity, such entity is in good standing under applicable laws and the contemplated sale or mortgage of said property by said entity is pursuant to proper authority.
7. That there are no actions or proceedings now pending in any State or Federal Court to which Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended is a party, including, but not limited to, proceedings in bankruptcy, receivership or insolvency.
8. That there are no judgments, mortgages, encumbrances or liens of any nature affecting said property, other than shown on American Title Company of Washtenaw Commitment No. 110148.
9. That there have been no improvements, repairs, additions or alterations performed upon said property within the past 125 days. That Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended has not entered into any agreement or contract with any party for the furnishing of any labor, services or material in connection with any improvements, repairs, additions or alterations within the referenced time period; and that there are no parties who have any claim or right to a lien for services, labor, or material in connection with any improvements, repairs, additions or alterations to said property.
10. That, to the knowledge of Affiant(s), Commitment No. 110148 of American Title Company of Washtenaw correctly and accurately reflects the status of the title to said property.
11. That there are no unrecorded easements, leases, agreements, or rights-of-way, which encumber the property.

Affiant (s) recognizes that American Title Company of Washtenaw will rely on the statements in this Affidavit and Affiant(s) makes this affidavit for the purpose of inducing American Title Company of Washtenaw to issue its policy or policies of title insurance in the above referenced transaction.

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended

BY: HE Alvarez

Henry E. Alvarez
Trustee

Subscribed and sworn to before me this 16th day of November, 2017.

R Brooks

, Notary Public

County, Michigan

My Commission Expires:

R. Brooks
Notary Public, Wayne County, MI
My Commission Expires: June 21, 2018
Acting in Washtenaw County

Michigan Department of Treasury
2766 (Rev. 01-16)

L-4260

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). The Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer. The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 341 Corrie Road		2. County Washtenaw	3. Date of Transfer (or land contract signed) 12/15/17
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input checked="" type="checkbox"/> Village Barton Hills		5. Purchase Price of Real Estate 625,000.00	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. IB-09-08-380-005		6. Seller's (Transferor) Name The Alice B. Dobson Declaration of Trust dated May 30, 11	
		8. Buyer's (Transferee) Name and Mailing Address Kari W. Staffeld and Dorothea V. Staffeld 341 Corrie Road, Ann Arbor, MI 48105	
		9. Buyer's (Transferee) Telephone Number	
Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.			
10. Type of Transfer. Transfers include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____			
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	
13. Amount of Down Payment			
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		15. Amount Financed (Borrowed)	
EXEMPTIONS			
<p>Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.</p> <p> <input type="checkbox"/> Transfer from one spouse to the other spouse <input type="checkbox"/> Change in ownership solely to exclude or include a spouse <input type="checkbox"/> Transfer between certain family members *(see page 2) <input type="checkbox"/> Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires) <input type="checkbox"/> Transfer to effect the foreclosure or forfeiture of real property <input type="checkbox"/> Transfer by redemption from a tax sale <input type="checkbox"/> Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust <input type="checkbox"/> Transfer resulting from a court order unless the order specifies a monetary payment <input type="checkbox"/> Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse) <input type="checkbox"/> Transfer to establish or release a security interest (collateral) <input type="checkbox"/> Transfer of real estate through normal public trading of stocks <input type="checkbox"/> Transfer between entities under common control or among members of an affiliated group <input type="checkbox"/> Transfer resulting from transactions that qualify as a tax-free reorganization <input type="checkbox"/> Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed. <input type="checkbox"/> Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed. <input type="checkbox"/> Transfer of land with qualified conservation easement (land only - not improvements) <input type="checkbox"/> Other, specify: _____ </p>			
CERTIFICATION			
I certify that the information above is true and complete to the best of my knowledge.			
Printed Name Dorothea V. Staffeld			
Signature Dorothea V. Staffeld		Date 12/15/17	
Name and title, if signer is other than the owner		Daytime Phone Number	
		E-mail Address	

DVS We, the above signed, request that American Title Company of Washtenaw mail this original affidavit on our behalf. We understand that we are still responsible for penalties if it is not received by the assessor within the specified time period.

American Title Company of Washtenaw

825 Victors Way, Suite 100, Ann Arbor, MI 48108
(734) 996-0036 • Fax (734) 662-9604

ESTOPPEL CERTIFICATE

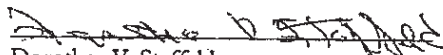
FILE NO. 110148

The undersigned mortgagors acknowledge that incident to the closing of the mortgage to be insured the mortgagee caused the full sum of \$424,100.00 to be paid to the undersigned or for the benefit of and by the direction of the undersigned.

The undersigned further certify that, unless otherwise indicated below, the property is owned and occupied exclusively by them on the date hereof.

THE UNDERSIGNED FURTHER CERTIFY THAT THEY ARE 18 YEARS OF AGE OR OVER.

Dated 12-15-17


Dorothea V. Staffeld

ORDER TO ISSUE POLICY

Re: Dorothea V. Staffeld
Property: 341 Corrie Road

Please issue your Title Insurance Policy pursuant to the above numbered commitment.

Please check:

☐ After recording of the attached:
☐ Deed
☐ Mortgage discharge

Please mail the Owner's Title Policy to:
341 Corrie Road
Ann Arbor, MI 48105

Please mail the Mortgage Title Policy to:

Marketplace Home Mortgage, LLC
7380 Frances Avenue S., Suite 200
Edina, MN 55435

Applicant

Other Instructions: _____

825 Victors Way, Suite 100, Ann Arbor, MI 48108
americantitle@atitle.biz
Phone: 734-996-0036

Village of Barton Hills
3792 Pontiac Trail
Ann Arbor, MI 48105
(734) 222-5209
bhvclerk@comcast.net

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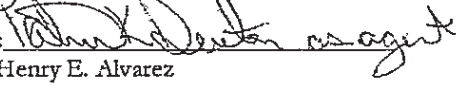
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SELLER'S STATEMENT - Continued

APPROVED:

THE CHARLES REINHART COMPANY

Henry E. Alvarez, Trustee of the Alice B. Dobson
Declaration of Trust dated May 30, 1991, as amended

BY: 
Henry E. Alvarez
Trustee



By: David W. Lutton

Reinhart

SELLER'S STATEMENT

Settlement Date: December 15, 2017
Buyer: Dorothea V. Staffeld
Seller: The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended
Property: 341 Corrie Road
Ann Arbor, MI 48105

CREDITS

Sale Price of Property		625,000.00
Summer Tax Proration	12/15/17 to 07/01/18	4,692.24
Winter Tax Proration	12/15/17 to 12/01/18	3,774.86
Village Tax Proration	12/15/17 to 07/01/18	1,799.28
Association Dues Proration	12/15/17 to 03/31/18 \$ 350.26	103.13
Total Credits to Seller		TOTAL CREDITS \$ 635,369.51

DEBITS

Utility Escrow	to American Title Company of Washtenaw	300.00
Title - Document Preparation	to Timothy Ehlert, Title Attorney	50.00
Title - Owner's Title Insurance	to American Title Company of Washtenaw	2,275.75
Commission	to The Charles Reinhart Company	15,500.00
Commission	to Encore Associates	15,500.00
Transaction Fee	to The Charles Reinhart Compsny	295.00
Association Dues	to Barton Hills Maintenance Corporation	350.26
2017 Winter Tax	to Ann Arbor Township	3,928.73
Transfer Tax - County	to Washtenaw County Register of Deeds	687.50
Transfer Tax - State	to Washtenaw County Register of Deeds	4,687.50
Recording Charge - Certificate of Trust	to Washtenaw County Register of Deeds	30.00
Less Total Reductions to Amount Due Seller	TOTAL DEBITS	\$ 43,604.74

BALANCE

To Seller	\$ 591,764.77
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Reinhart

BUYER'S STATEMENT

Settlement Date: December 15, 2017
Buyer: Dorothea V. Staffeld
Seller: The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended
Property: 341 Corrie Road
 Ann Arbor, MI 48105

DEBITS

Sale Price of Property		625,000.00
Summer Tax Proration	12/15/17 to 07/01/18	4,692.24
Winter Tax Proration	12/15/17 to 12/01/18	3,774.86
Village Tax Proration	12/15/17 to 07/01/18	1,799.28
Association Dues Proration	12/15/17 to 03/31/18 \$ 350.26	103.13
Processing Fees	to Marketplace Home Mortgage, LLC	495.00
Underwriting Fees	to Marketplace Home Mortgage, LLC	500.00
Appraisal Fee	to Guideline AMC	475.00
Credit Report	to CREDIT PLUS	72.00
Title - Closing Fee	to American Title Company of Washtenaw	550.00
Title - Lender's Title Insurance	to American Title Company of Washtenaw	1,081.85
Recording Fees	to Washtenaw County Register of Deeds	60.00
Tax Certificate	to Washtenaw County Register of Deeds	5.00
Homeowner's Insurance Premium	to State Farm	1,223.00
Prepaid Interest	to Marketplace Home Mortgage, LLC	851.19
Gross Amount Due From Borrower	TOTAL DEBITS	\$ 640,682.55

CREDITS

Lender Credits	1,590.38
Deposit	10,000.00
Loan Amount	424,100.00
Upfront Processing Fee	495.00
Less Total Credits to Borrower	TOTAL CREDITS
	\$ 436,185.38

BALANCE

From Borrower:	\$ 204,497.17
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BORROWER'S STATEMENT - Continued

APPROVED:

THE CHARLES REINHART COMPANY


Dorothea V. Staffeld


By: David W. Lutton

DUE DATE TAX PRORATION
as of 12/15/17

Seller: The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended
Purchaser: Dorothea V. Staffeld
Property: 341 Corrie Road
Settlement Date: 12/15/17
Tax Parcel #(s): IB-09-08-380-005

Summer Tax

$8,616.60 \div 360 \text{ days} = \$ 23.93 \times 196.00 \text{ days to } 07/01/2018 = \$ 4,692.24$

Winter Tax

$3,928.73 \div 360 \text{ days} = \$ 10.91 \times 346.00 \text{ days to } 12/01/18 = \$ 3,774.86$

Village Tax

$3,304.30 \div 360 \text{ days} = \$ 9.18 \times 196.00 \text{ days to } 07/01/18 = \$ 1,799.28$

Total: \$ 10,266.38



825 Victors Way, Ste. 100
Ann Arbor, MI 48108
Phone: 734.996.0036 • fax: 734.662.9604

Association Dues Status

Property Address: 341 Corrie Road Ann Arbor, MI 48105

Account name: The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended

Buyer: Karl W. Staffeld & Dorothea V. Staffeld

Closing Date:

- The dues are \$350.26 (1.06 mils)
- The billing cycle for this amount is from 11/30/17 - 04/01/18
- The dues regarding subject property are paid through 04/01/18
- Dues are owing in the amount of \$0.00
- Remit dues owing to:
Barton Hills Maintenance Corporation
199 Barton Shore Drive, Ann Arbor MI 48105.
- Transfer Fees: N/A

Additional instructions to closing agent:

- Name of Person Completing this form: Henry E. Alvarez, Trustee
- Position within Association:
- Contact Info (Phone & or E-mail) _____

Paul Hathaway

Phone: 734-996-0036 ~ Email: PHathaway@ATitle.biz or Fax: 734-662-9604

CERTIFICATE OF TRUST EXISTENCE AND AUTHORITY

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended hereby certifies as to the following:

1. That Henry E. Alvarez, Trustee, whose address is 2320 Washtenaw Ave., Ann Arbor, MI 48104, is the current Trustee of The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended and that said trust remains in full force and effect.
2. That part of said trust property consists of the real estate located at 341 Corrie Road, Ann Arbor, MI, the Legal Description of which is attached hereto.
3. That pursuant to the terms of the trust, the trustee named in this certificate has the power to sell and convey any and all real estate contained in the trust.
4. That the sale of said real estate to and Dorothea V. Staffeld, Joint Tenants does not violate the terms of the trust.
5. That the trust has not been revoked, modified, or amended in any manner that would cause the representations contained in the certificate of trust to be incorrect.
6. That the trustee identified in this certificate is the only signature required for the sale of said property.

Dated November 16, 2017

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended

BY: Henry E. Alvarez TRUSTEE
Henry E. Alvarez
Trustee

Acknowledged before me in Washtenaw County, Michigan this 16th day of November, 2017, by
Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended.

R. Brooks
Notary Public
____ County, Michigan
My commission expires:

This document was drafted by and when recorded return to:
Henry E. Alvarez, Trustee

R. Brooks
Notary Public, Wayne County, MI
My Commission Expires: June 21, 2018
Acting in Washtenaw County

LEGAL DESCRIPTION

Land in the Village of Barton Hills, County of Washtenaw, Michigan, described as:

Commencing at an iron pipe in the South line of Section 8 at its intersection with the West line of Lot 4, Block 3, Supervisor's Plat of Barton Hills; thence North 20°12' East 198.16 feet to a concrete monument for a PLACE OF BEGINNING; thence North 20°12'00" East 217.77 feet to a concrete monument; thence North 20°12'00" East 133.73 feet to a concrete monument; thence North 35°01' East 94.97 feet to a point on a curve; thence Easterly along a curve concave Southerly having a radius of 45.99 feet and central angle of 48°42'30" 39.10 feet to a concrete monument in the Southerly right-of-way line of Corrie Road at its Westerly end; thence North 83°49'0" East 120.00 feet along the South line of Corrie Road to a concrete monument; thence South 6°00' West 250.00 feet to a concrete monument; thence South 28°11'10" West 227.14 feet to a concrete monument; thence North 87°02'42" West 193.40 feet to the PLACE OF BEGINNING, being a part of parcel one of Lot 4 in Block 3 of Supervisor's Plat of Barton Hills, as recorded in Liber 9 of Plats, Pages 58, 59, and 60, Washtenaw County Records.

Described for tax purposes as follows:

Land in the Village of Barton Hills, County of Washtenaw, State of Michigan; Commencing at the Southwest corner of Lot 4, Block 3, of Supervisor's Plat of Barton Hills, thence North 20°12' East 268.84 feet for the PLACE OF BEGINNING, thence North 20°12' East 351.50 feet, thence North 35°01' East 94.97 feet, thence Northeasterly 39.10 feet in the arc of a curve to the right with a radius of 44.99 feet, through a central angle of 48°42'30", the chord of which bears North 59°22'30" East 37.92 feet, thence North 83°49' East 120 feet; thence South 6° West 250 feet; thence South 28°11'30" West 227.14 feet, thence North 87°02'40" West 193.4 feet to the PLACE OF BEGINNING. Being a part of Lot 4, Block 3, Supervisor's Plat of Barton Hills.

Parcel ID(s): IB-09-08-380-005

COVENANT DEED

AMERICAN TITLE COMPANY OF WASHTENAW

The Grantor(s) Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended

Convey(s) Grants, Bargains, Remises, Aliens, Confirms and Warrants as to their own acts to Dorothea V. Staffeld whose address is 2358 Loeffler Rd., Chelsea, MI 48118,

the following property located in the Village of Barton Hills, Washtenaw County, Michigan:

SEE LEGAL DESCRIPTION ATTACHED HERETO

(Address: 341 Corrie Road)
Parcel ID(s): IB-09-08-380-005

for the sum of Six Hundred Twenty Five Thousand and 00/100 (\$625,000.00) Dollars, subject to easements and building and use restrictions of record, and further subject to the lien of real property taxes not yet due and payable. Subject to reservation of oil, gas, and mineral rights of record, if any. The grantor covenants and agrees that the grantor has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the premises or any part of them to be charged or encumbered in title, estate, or otherwise.

Dated: November 16, 2017

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended

BY: Henry E. Alvarez TRUSTEE
Henry E. Alvarez
Trustee


Acknowledged before me in Washtenaw County, Michigan, on November 16, 2017, by Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended.

R. Brooks
_____, Notary Public
County, Michigan
My Commission Expires: _____
Acting in _____ County

Drafted by:
Timothy Ehlert (P80925)
825 Victors Way, Suite 100
Ann Arbor, MI 48108
Recording fee: \$30.00
County transfer tax: \$687.50
State transfer tax: \$4,687.50
Total transfer tax: \$5,375.00

R. Brooks
Notary Public, Wayne County, MI
My Commission Expires: June 21, 2018
Acting in Washtenaw County

When recorded return to and send tax bills to:
: Dorothea V. Staffeld
341 Corrie Road
Ann Arbor, MI 48105

File # 110148/P. Hathaway 

File #: 110148

LEGAL DESCRIPTION

Land in the Village of Barton Hills, County of Washtenaw, Michigan, described as:

Commencing at an iron pipe in the South line of Section 8 at its intersection with the West line of Lot 4, Block 3, Supervisor's Plat of Barton Hills; thence North $20^{\circ}12'$ East 198.16 feet to a concrete monument for a PLACE OF BEGINNING; thence North $20^{\circ}12'00''$ East 217.77 feet to a concrete monument; thence North $20^{\circ}12'00''$ East 133.73 feet to a concrete monument; thence North $35^{\circ}01'$ East 94.97 feet to a point on a curve; thence Easterly along a curve concave Southerly having a radius of 45.99 feet and central angle of $48^{\circ}42'30''$ 39.10 feet to a concrete monument in the Southerly right-of-way line of Corrie Road at its Westerly end; thence North $83^{\circ}49'0''$ East 120.00 feet along the South line of Corrie Road to a concrete monument; thence South $6^{\circ}00'$ West 250.00 feet to a concrete monument; thence South $28^{\circ}11'10''$ West 227.14 feet to a concrete monument; thence North $87^{\circ}02'42''$ West 193.40 feet to the PLACE OF BEGINNING, being a part of parcel one of Lot 4 in Block 3 of Supervisor's Plat of Barton Hills, as recorded in Liber 9 of Plats, Pages 58, 59, and 60, Washtenaw County Records.

Described for tax purposes as follows:

Land in the Village of Barton Hills, County of Washtenaw, State of Michigan; Commencing at the Southwest corner of Lot 4, Block 3, of Supervisor's Plat of Barton Hills, thence North $20^{\circ}12'$ East 268.84 feet for the PLACE OF BEGINNING, thence North $20^{\circ}12'$ East 351.50 feet, thence North $35^{\circ}01'$ East 94.97 feet, thence Northeasterly 39.10 feet in the arc of a curve to the right with a radius of 44.99 feet, through a central angle of $48^{\circ}42'30''$, the chord of which bears North $59^{\circ}22'30''$ East 37.92 feet, thence North $83^{\circ}49'$ East 120 feet; thence South 6° West 250 feet; thence South $28^{\circ}11'30''$ West 227.14 feet, thence North $87^{\circ}02'40''$ West 193.4 feet to the PLACE OF BEGINNING. Being a part of Lot 4, Block 3, Supervisor's Plat of Barton Hills.

PRIVATE ROAD NOTICE

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended, whose address is 341 Corrie Rd., Ann Arbor, MI 48105, give(s) notice to:

Dorothea V. Staffeld, whose address is 2358 Loeffler Rd., Chelsea, MI 48118, that the property located in the Village of Barton Hills, Washtenaw County, Michigan, described as set forth in the covenant deed to which this notice is attached, abuts a road which has not been accepted as public. The road is private and is not required to be maintained by the Board of County Road Commissioners or any other public body.

Dated: November 16, 2017

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended

BY: HE Alvarez Trustee
Henry E. Alvarez
Trustee

Acknowledged before me in Washtenaw County, Michigan, on November 16, 2017, by Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended.

R. Brooks
_____, Notary Public
County, Michigan

My Commission Expires: _____

Receipt of the above Private Road Disclosure is hereby acknowledged:

Dorothea V. Staffeld
Dorothea V. Staffeld

Dated: 11-16-17
file #110148

R. Brooks
Notary Public, Wayne County, MI
My Commission Expires: June 21, 2018
Acting in Washtenaw County

BILL OF SALE

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended, ("Seller") hereby sell(s) and transfer(s) to Karl W. Staffeld and Dorothea V. Staffeld, ("Buyer") all of the following personal property now on the premises commonly known as 341 Corrie Road, Ann Arbor, MI 48105:

- *Range/Oven, Double Oven, Refrigerator, Disposal, Dishwasher, Trash Compactor, Standby Generator, and Garage Door Opener and Remote(s)*

Seller warrants Seller has the right to sell the above personal property and agrees to warrant and defend the sale of the above personal property against the claims and demands of all persons whatsoever.

Dated: November 16, 2017

HE Alvarez
Seller

Seller

Seller

Seller

Seller

Seller

Acknowledged before me in Washtenaw County, Michigan, on November 16, 2017, by Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended.


R Brooks
_____, Notary Public
_____, County, Michigan
My Commission Expires: _____

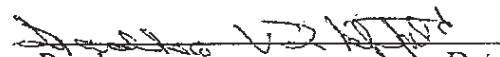
File #: 110148

R. Brooks
Notary Public, Wayne County, MI
My Commission Expires: June 21, 2018
Acting in Washtenaw County

CONTINGENCY REMOVAL

In reference to the sales agreement between Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended (Seller) and Karl W. Staffeld and Dorothea V. Staffeld (Purchaser), and all subsequent addenda to that agreement, for the property commonly known as 341 Corrie Road, we the undersigned, hereby acknowledge that all contingencies on the obligations of purchaser and seller to close pursuant to said agreement have been removed, satisfied or waived.


 Seller _____ Date _____

 12-15-17
 Purchaser _____ Date _____

 Seller _____ Date _____

 Purchaser _____ Date _____

 Seller _____ Date _____

 Purchaser _____ Date _____

 Seller _____ Date _____

 Purchaser _____ Date _____

 Seller _____ Date _____

 Purchaser _____ Date _____

AMERICAN TITLE COMPANY OF WASHTENAW

TITLE AFFIDAVIT

STATE OF MICHIGAN
COUNTY OF WASHTENAW

FILE NO. 110148

Before me, the undersigned authority, personally appeared Henry E. Alvarez, Trustee, who, on behalf of The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended being duly sworn according to law, depose(s) and say(s) as follows (as used in this Affidavit, the term "Affiant" shall include The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended and all parties executing this Affidavit):

1. That Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended is/are the owner of, and has/have agreed to sell to Karl W. Staffeld and Dorothea V. Staffeld property situated in the County of Washtenaw, State of Michigan and described in Commitment No. 110148.
2. That Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended has/have been in full, continuous, open, exclusive, peaceable and undisputed possession of said property since the time of vesting of title to said property in Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended; that there are no parties who have any interest or right to claim an interest in said property other than Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended; and that there are no facts known to Affiant(s) which could give rise to a claim being asserted against said property.
3. That, other than as shown in Item 1, Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended has/have not entered into any agreement, contract, commitment or option for the sale, lease or mortgage of the property, or any agreement, contract, commitment or option which otherwise affects said property.
4. That there are no taxes, liens or assessments which are due or about to become due or which have attached or could attach to said property.
5. That The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended is/are not a foreign entity as defined in the Internal Revenue Code and regulations.
6. That, if title to said property is being held by a corporation, partnership, trust or other legal entity, such entity is in good standing under applicable laws and the contemplated sale or mortgage of said property by said entity is pursuant to proper authority.
7. That there are no actions or proceedings now pending in any State or Federal Court to which Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended is a party, including, but not limited to, proceedings in bankruptcy, receivership or insolvency.
8. That there are no judgments, mortgages, encumbrances or liens of any nature affecting said property, other than shown on American Title Company of Washtenaw Commitment No. 110148.
9. That there have been no improvements, repairs, additions or alterations performed upon said property within the past 125 days. That Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended has not entered into any agreement or contract with any party for the furnishing of any labor, services or material in connection with any improvements, repairs, additions or alterations within the referenced time period; and that there are no parties who have any claim or right to a lien for services, labor, or material in connection with any improvements, repairs, additions or alterations to said property.
10. That, to the knowledge of Affiant(s), Commitment No. 110148 of American Title Company of Washtenaw correctly and accurately reflects the status of the title to said property.
11. That there are no unrecorded easements, leases, agreements, or rights-of-way, which encumber the property.

Affiant (s) recognizes that American Title Company of Washtenaw will rely on the statements in this Affidavit and Affiant(s) makes this affidavit for the purpose of inducing American Title Company of Washtenaw to issue its policy or policies of title insurance in the above referenced transaction.

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended

BY: H. Alvarez

Henry E. Alvarez
Trustee

Subscribed and sworn to before me this 16th day of November, 2017.

R. Brooks

, Notary Public

County, Michigan

My Commission Expires:

R. Brooks
Notary Public, Wayne County, MI
My Commission Expires: June 21, 2018
Acting in Washtenaw County


Michigan Department of Treasury
2766 (Rev. 01-16)

L-4260

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). The Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer. The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 341 Corrie Road		2. County Washtenaw	3. Date of Transfer (or land contract signed) 12/15/17
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input checked="" type="checkbox"/> Village Barton Hills		5. Purchase Price of Real Estate 625,000.00	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. <u>PIN</u> . This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. IB-09-08-380-005		6. Seller's (Transferor) Name The Alice B. Dobson Declaration of Trust dated May 30, 11	
		8. Buyer's (Transferee) Name and Mailing Address Karl W. Staffeld and Dorothea V. Staffeld 341 Corrie Road, Ann Arbor, MI 48105	
		9. Buyer's (Transferee) Telephone Number	
Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.			
10. Type of Transfer. <u>Transfers</u> include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____			
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	
13. Amount of Down Payment			
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		15. Amount Financed (Borrowed)	
EXEMPTIONS			
<p>Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.</p> <p> <input type="checkbox"/> Transfer from one spouse to the other spouse <input type="checkbox"/> Change in ownership solely to exclude or include a spouse <input type="checkbox"/> Transfer between certain family members *(see page 2) <input type="checkbox"/> Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires) <input type="checkbox"/> Transfer to effect the foreclosure or forfeiture of real property <input type="checkbox"/> Transfer by redemption from a tax sale <input type="checkbox"/> Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust <input type="checkbox"/> Transfer resulting from a court order unless the order specifies a monetary payment <input type="checkbox"/> Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse) <input type="checkbox"/> Transfer to establish or release a security interest (collateral) <input type="checkbox"/> Transfer of real estate through normal public trading of stocks <input type="checkbox"/> Transfer between entities under common control or among members of an affiliated group <input type="checkbox"/> Transfer resulting from transactions that qualify as a tax-free reorganization <input type="checkbox"/> Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed. <input type="checkbox"/> Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed. <input type="checkbox"/> Transfer of land with qualified conservation easement (land only - not improvements) <input type="checkbox"/> Other, specify: _____ </p>			
CERTIFICATION			
I certify that the information above is true and complete to the best of my knowledge.			
Printed Name Dorothea V. Staffeld			
Signature 		Date 12/15/17	
Name and title, if signer is other than the owner		Daytime Phone Number	
		E-mail Address	

DVS We, the above signed, request that American Title Company of Washtenaw mail this original affidavit on our behalf. We understand that we are still responsible for penalties if it is not received by the assessor within the specified time period.

American Title Company of Washtenaw

825 Victors Way, Suite 100, Ann Arbor, MI 48108
(734) 996-0036 • Fax (734) 662-9604

ESTOPPEL CERTIFICATE

FILE NO. 110148

The undersigned mortgagors acknowledge that incident to the closing of the mortgage to be insured the mortgagee caused the full sum of \$424,100.00 to be paid to the undersigned or for the benefit of and by the direction of the undersigned.

The undersigned further certify that, unless otherwise indicated below, the property is owned and occupied exclusively by them on the date hereof.

THE UNDERSIGNED FURTHER CERTIFY THAT THEY ARE 18 YEARS OF AGE OR OVER.

Dated Feb 15, 17

Dorothea V. Staffeld
Dorothea V. Staffeld

ORDER TO ISSUE POLICY

Re: Dorothea V. Staffeld
Property: 341 Corrie Road

Please issue your Title Insurance Policy pursuant to the above numbered commitment.

Please check:

☐ After recording of the attached:
☐ Deed
☐ Mortgage discharge

Please mail the Owner's Title Policy to:
341 Corrie Road
Ann Arbor, MI 48105

Please mail the Mortgage Title Policy to:

Marketplace Home Mortgage, LLC
7380 Frances Avenue S., Suite 200
Edina, MN 55435

Applicant

Other Instructions: _____

Reinhart

SELLER'S STATEMENT

Settlement Date: December 15, 2017
 Buyer: Dorothea V. Staffeld
 Seller: The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended
 Property: 341 Corrie Road
 Ann Arbor, MI 48105

CREDITS

Sale Price of Property		625,000.00
Summer Tax Proration	12/15/17 to 07/01/18	4,692.24
Winter Tax Proration	12/15/17 to 12/01/18	3,774.86
Village Tax Proration	12/15/17 to 07/01/18	1,799.28
Association Dues Proration	12/15/17 to 03/31/18 \$ 350.26	103.13

Total Credits to Seller

TOTAL CREDITS \$ 635,369.51

DEBITS

Utility Escrow	to American Title Company of Washtenaw	300.00
Title - Document Preparation	to Timothy Ehlert, Title Attorney	50.00
Title - Owner's Title Insurance	to American Title Company of Washtenaw	2,275.75
Commission	to The Charles Reinhart Company	15,500.00
Commission	to Encore Associates	15,500.00
Transaction Fee	to The Charles Reinhart Compsny	295.00
Association Dues	to Barton Hills Maintenance Corporation	350.26
2017 Winter Tax	to Ann Arbor Township	3,928.73
Transfer Tax - County	to Washtenaw County Register of Deeds	687.50
Transfer Tax - State	to Washtenaw County Register of Deeds	4,687.50
Recording Charge - Certificate of Trust	to Washtenaw County Register of Deeds	30.00

Less Total Reductions to Amount Due Seller

TOTAL DEBITS \$ 43,604.74

BALANCE

To Seller

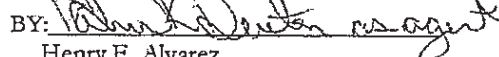
\$ 591,764.77

SELLER'S STATEMENT - Continued

APPROVED:

THE CHARLES REINHART COMPANY

Henry E. Alvarez, Trustee of the Alice B. Dobson
Declaration of Trust dated May 30, 1991, as amended

BY:  as agent
Henry E. Alvarez
Trustee



By: David W. Lutton

Reinhart

BUYER'S STATEMENT

Settlement Date: December 15, 2017
Buyer: Dorothea V. Staffeld
Seller: The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended
Property: 341 Corrie Road
Ann Arbor, MI 48105

DEBITS

Sale Price of Property		625,000.00
Summer Tax Proration	12/15/17 to 07/01/18	4,692.24
Winter Tax Proration	12/15/17 to 12/01/18	3,774.86
Village Tax Proration	12/15/17 to 07/01/18	1,799.28
Association Dues Proration	12/15/17 to 03/31/18 \$ 350.26	103.13
Processing Fees	to Marketplace Home Mortgage, LLC	495.00
Underwriting Fees	to Marketplace Home Mortgage, LLC	500.00
Appraisal Fee	to Guideline AMC	475.00
Credit Report	to CREDIT PLUS	72.00
Title - Closing Fee	to American Title Company of Washtenaw	550.00
Title - Lender's Title Insurance	to American Title Company of Washtenaw	1,081.85
Recording Fees	to Washtenaw County Register of Deeds	60.00
Tax Certificate	to Washtenaw County Register of Deeds	5.00
Homeowner's Insurance Premium	to State Farm	1,223.00
Prepaid Interest	to Marketplace Home Mortgage, LLC	851.19
Gross Amount Due From Borrower	TOTAL DEBITS	\$ 640,682.55

CREDITS

Lender Credits	1,590.38
Deposit	10,000.00
Loan Amount	424,100.00
Upfront Processing Fee	495.00
Less Total Credits to Borrower	TOTAL CREDITS
	\$ 436,185.38

BALANCE

From Borrower:	\$ 204,497.17
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BORROWER'S STATEMENT - Continued

APPROVED:

THE CHARLES REINHART COMPANY


Dorothea V. Staffeld


By: David W. Lutton

DUE DATE TAX PRORATION
as of 12/15/17

Seller: The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended
Purchaser: Dorothea V. Staffeld
Property: 341 Corrie Road
Settlement Date: 12/15/17
Tax Parcel #(s): IB-09-08-380-005

Summer Tax

$8,616.60 \div 360 \text{ days} = \$ 23.93 \times 196.00 \text{ days to } 07/01/2018 = \$ 4,692.24$

Winter Tax

$3,928.73 \div 360 \text{ days} = \$ 10.91 \times 346.00 \text{ days to } 12/01/18 = \$ 3,774.86$

Village Tax

$3,304.30 \div 360 \text{ days} = \$ 9.18 \times 196.00 \text{ days to } 07/01/18 = \$ 1,799.28$

Total: \$ 10,266.38



825 Victors Way, Ste. 100
Ann Arbor, MI 48108
Phone: 734.996.0036 • fax: 734.662.9604

Association Dues Status

Property Address: 341 Corrie Road Ann Arbor, MI 48105

Account name: The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended

Buyer: Karl W. Staffeld & Dorothea V. Staffeld

Closing Date:

- The dues are \$350.26 (1.06 mils)
- The billing cycle for this amount is from 11/30/17 - 04/01/18
- The dues regarding subject property are paid through 04/01/18
- Dues are owing in the amount of \$0.00
- Remit dues owing to:
Barton Hills Maintenance Corporation
199 Barton Shore Drive, Ann Arbor MI 48105.
- Transfer Fees: N/A

Additional instructions to closing agent:

- Name of Person Completing this form: Henry E. Alvarez, Trustee
- Position within Association:
- Contact Info (Phone & or E-mail) _____

Paul Hathaway

Phone: 734-996-0036 ~ Email: PHathaway@ATitle.biz or Fax: 734-662-9604

CERTIFICATE OF TRUST EXISTENCE AND AUTHORITY

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended hereby certifies as to the following:

1. That Henry E. Alvarez, Trustee, whose address is 2320 Washtenaw Ave., Ann Arbor, MI 48104, is the current Trustee of The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended and that said trust remains in full force and effect.
2. That part of said trust property consists of the real estate located at 341 Corrie Road, Ann Arbor, MI, the Legal Description of which is attached hereto.
3. That pursuant to the terms of the trust, the trustee named in this certificate has the power to sell and convey any and all real estate contained in the trust.
4. That the sale of said real estate to and Dorothea V. Staffeld, Joint Tenants does not violate the terms of the trust.
5. That the trust has not been revoked, modified, or amended in any manner that would cause the representations contained in the certificate of trust to be incorrect.
6. That the trustee identified in this certificate is the only signature required for the sale of said property.

Dated November 16, 2017

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended

BY: HE Alvarez TRUSTEE
Henry E. Alvarez
Trustee

Acknowledged before me in Washtenaw County, Michigan this 16th day of November, 2017, by
Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended.

R. Brooks
Notary Public
____ County, Michigan
My commission expires:

This document was drafted by and when recorded return to:
Henry E. Alvarez, Trustee

R. Brooks
Notary Public, Wayne County, MI
My Commission Expires: June 21, 2018
Acting in Washtenaw County

LEGAL DESCRIPTION

Land in the Village of Barton Hills, County of Washtenaw, Michigan, described as:

Commencing at an iron pipe in the South line of Section 8 at its intersection with the West line of Lot 4, Block 3, Supervisor's Plat of Barton Hills; thence North $20^{\circ}12'$ East 198.16 feet to a concrete monument for a PLACE OF BEGINNING; thence North $20^{\circ}12'00''$ East 217.77 feet to a concrete monument; thence North $20^{\circ}12'00''$ East 133.73 feet to a concrete monument; thence North $35^{\circ}01'$ East 94.97 feet to a point on a curve; thence Easterly along a curve concave Southerly having a radius of 45.99 feet and central angle of $48^{\circ}42'30''$ 39.10 feet to a concrete monument in the Southerly right-of-way line of Corrie Road at its Westerly end; thence North $83^{\circ}49'0''$ East 120.00 feet along the South line of Corrie Road to a concrete monument; thence South $6^{\circ}00'$ West 250.00 feet to a concrete monument; thence South $28^{\circ}11'10''$ West 227.14 feet to a concrete monument; thence North $87^{\circ}02'42''$ West 193.40 feet to the PLACE OF BEGINNING, being a part of parcel one of Lot 4 in Block 3 of Supervisor's Plat of Barton Hills, as recorded in Liber 9 of Plats, Pages 58, 59, and 60, Washtenaw County Records.

Described for tax purposes as follows:

Land in the Village of Barton Hills, County of Washtenaw, State of Michigan; Commencing at the Southwest corner of Lot 4, Block 3, of Supervisor's Plat of Barton Hills, thence North $20^{\circ}12'$ East 268.84 feet for the PLACE OF BEGINNING, thence North $20^{\circ}12'$ East 351.50 feet, thence North $35^{\circ}01'$ East 94.97 feet, thence Northeasterly 39.10 feet in the arc of a curve to the right with a radius of 44.99 feet, through a central angle of $48^{\circ}42'30''$, the chord of which bears North $59^{\circ}22'30''$ East 37.92 feet, thence North $83^{\circ}49'$ East 120 feet; thence South 6° West 250 feet; thence South $28^{\circ}11'30''$ West 227.14 feet, thence North $87^{\circ}02'40''$ West 193.4 feet to the PLACE OF BEGINNING. Being a part of Lot 4, Block 3, Supervisor's Plat of Barton Hills.

Parcel ID(s): IB-09-08-380-005

COVENANT DEED

AMERICAN TITLE COMPANY OF WASHTENAW

The Grantor(s) Henry E. Alvarez, Trustee of the Alice B. Dóbson Declaration of Trust dated May 30, 1991, as amended

Convey(s) Grants, Bargains, Remises, Aliens, Confirms and Warrants as to their own acts to Dorothea V. Staffeld whose address is 2358 Loeffler Rd., Chelsea, MI 48118,

the following property located in the Village of Barton Hills, Washtenaw County, Michigan:

SEE LEGAL DESCRIPTION ATTACHED HERETO

(Address: 341 Corrie Road)
Parcel ID(s): IB-09-08-380-005

for the sum of Six Hundred Twenty Five Thousand and 00/100 (\$625,000.00) Dollars, subject to easements and building and use restrictions of record, and further subject to the lien of real property taxes not yet due and payable. Subject to reservation of oil, gas, and mineral rights of record, if any. The grantor covenants and agrees that the grantor has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the premises or any part of them to be charged or encumbered in title, estate, or otherwise.

Dated: November 16, 2017

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended

BY: Henry E. Alvarez Trustee
Henry E. Alvarez
Trustee

Acknowledged before me in Washtenaw County, Michigan, on November 16, 2017, by Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended.

R. Brooks
_____, Notary Public
County, Michigan
My Commission Expires: _____
Acting in _____ County

Drafted by:
Timothy Ehlert (P80925)
825 Victors Way, Suite 100
Ann Arbor, MI 48108
Recording fee: \$30.00
County transfer tax: \$687.50
State transfer tax: \$4,687.50
Total transfer tax: \$5,375.00

R. Brooks
Notary Public, Wayne County, MI
My Commission Expires: June 21, 2018
Acting in Washtenaw County

When recorded return to and send tax bills to:
Dorothea V. Staffeld
341 Corrie Road
Ann Arbor, MI 48105

File # 110148/P. Hathaway

File #: 110148

LEGAL DESCRIPTION

Land in the Village of Barton Hills, County of Washtenaw, Michigan, described as:

Commencing at an iron pipe in the South line of Section 8 at its intersection with the West line of Lot 4, Block 3, Supervisor's Plat of Barton Hills; thence North $20^{\circ}12'$ East 198.16 feet to a concrete monument for a PLACE OF BEGINNING; thence North $20^{\circ}12'00''$ East 217.77 feet to a concrete monument; thence North $20^{\circ}12'00''$ East 133.73 feet to a concrete monument; thence North $35^{\circ}01'$ East 94.97 feet to a point on a curve; thence Easterly along a curve concave Southerly having a radius of 45.99 feet and central angle of $48^{\circ}42'30''$ 39.10 feet to a concrete monument in the Southerly right-of-way line of Corrie Road at its Westerly end; thence North $83^{\circ}49'0''$ East 120.00 feet along the South line of Corrie Road to a concrete monument; thence South $6^{\circ}00'$ West 250.00 feet to a concrete monument; thence South $28^{\circ}11'10''$ West 227.14 feet to a concrete monument; thence North $87^{\circ}02'42''$ West 193.40 feet to the PLACE OF BEGINNING, being a part of parcel one of Lot 4 in Block 3 of Supervisor's Plat of Barton Hills, as recorded in Liber 9 of Plats, Pages 58, 59, and 60, Washtenaw County Records.

Described for tax purposes as follows:

Land in the Village of Barton Hills, County of Washtenaw, State of Michigan; Commencing at the Southwest corner of Lot 4, Block 3, of Supervisor's Plat of Barton Hills, thence North $20^{\circ}12'$ East 268.84 feet for the PLACE OF BEGINNING, thence North $20^{\circ}12'$ East 351.50 feet, thence North $35^{\circ}01'$ East 94.97 feet, thence Northeasterly 39.10 feet in the arc of a curve to the right with a radius of 44.99 feet, through a central angle of $48^{\circ}42'30''$, the chord of which bears North $59^{\circ}22'30''$ East 37.92 feet, thence North $83^{\circ}49'$ East 120 feet; thence South 6° West 250 feet; thence South $28^{\circ}11'30''$ West 227.14 feet, thence North $87^{\circ}02'40''$ West 193.4 feet to the PLACE OF BEGINNING. Being a part of Lot 4, Block 3, Supervisor's Plat of Barton Hills.

PRIVATE ROAD NOTICE

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended, whose address is 341 Corrie Rd., Ann Arbor, MI 48105, give(s) notice to :

Dorothea V. Staffeld, whose address is 2358 Loeffler Rd., Chelsea, MI 48118, that the property located in the Village of Barton Hills, Washtenaw County, Michigan, described as set forth in the covenant deed to which this notice is attached, abuts a road which has not been accepted as public. The road is private and is not required to be maintained by the Board of County Road Commissioners or any other public body.

Dated: November 16, 2017

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended

BY: HE Alvarez Trustee
Henry E. Alvarez
Trustee

Acknowledged before me in Washtenaw County, Michigan, on November 16, 2017, by Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended.

R. Brooks
_____, Notary Public
County, Michigan

My Commission Expires: _____

Receipt of the above Private Road Disclosure is hereby acknowledged:

Dorothea V. Staffeld
Dorothea V. Staffeld

R. Brooks
Notary Public, Wayne County, MI
My Commission Expires: June 21, 2018
Acting in Washtenaw County

Dated: 11-16-17
file #110148

BILL OF SALE

Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended, ("Seller") hereby sell(s) and transfer(s) to Karl W. Staffeld and Dorothea V. Staffeld, ("Buyer") all of the following personal property now on the premises commonly known as 341 Corrie Road, Ann Arbor, MI 48105:

- *Range/Oven, Double Oven, Refrigerator, Disposal, Dishwasher, Trash Compactor, Standby Generator, and Garage Door Opener and Remote(s)*

Seller warrants Seller has the right to sell the above personal property and agrees to warrant and defend the sale of the above personal property against the claims and demands of all persons whatsoever.

Dated: November 16, 2017

HE Alvarez
Seller

Seller

Seller

Seller

Seller

Seller

Acknowledged before me in Washtenaw County, Michigan, on November 16, 2017, by Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended.


R Brooks
_____, Notary Public
_____, County, Michigan
My Commission Expires: _____

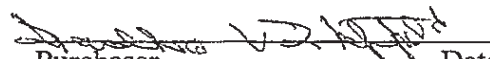
File #: 110148

R. Brooks
Notary Public, Wayne County, MI
My Commission Expires: June 21, 2018
Acting in Washtenaw County

CONTINGENCY REMOVAL

In reference to the sales agreement between Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended (Seller) and Karl W. Staffeld and Dorothea V. Staffeld (Purchaser), and all subsequent addenda to that agreement, for the property commonly known as 341 Corrie Road, we the undersigned, hereby acknowledge that all contingencies on the obligations of purchaser and seller to close pursuant to said agreement have been removed, satisfied or waived.


 Seller _____ Date _____

 02-15-17
 Purchaser _____ Date _____

 Seller _____ Date _____

 Purchaser _____ Date _____

 Seller _____ Date _____

 Purchaser _____ Date _____

 Seller _____ Date _____


 Purchaser _____ Date _____

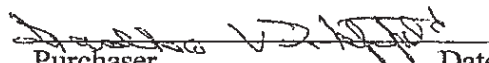
 Seller _____ Date _____

 Purchaser _____ Date _____

CONTINGENCY REMOVAL

In reference to the sales agreement between Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended (Seller) and Karl W. Staffeld and Dorothea V. Staffeld (Purchaser), and all subsequent addenda to that agreement, for the property commonly known as 341 Corrie Road, we the undersigned, hereby acknowledge that all contingencies on the obligations of purchaser and seller to close pursuant to said agreement have been removed, satisfied or waived.


 Seller _____ Date _____

 12-15-17
 Purchaser _____ Date _____

 Seller _____ Date _____

 Purchaser _____ Date _____

 Seller _____ Date _____

 Purchaser _____ Date _____

 Seller _____ Date _____

 Purchaser _____ Date _____

 Seller _____ Date _____

 Purchaser _____ Date _____

AMERICAN TITLE COMPANY OF WASHTENAW

TITLE AFFIDAVIT

STATE OF MICHIGAN
COUNTY OF WASHTENAW

FILE NO. 110148

Before me, the undersigned authority, personally appeared Henry E. Alvarez, Trustee, who, on behalf of The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended being duly sworn according to law, depose(s) and say(s) as follows (as used in this Affidavit, the term "Affiant" shall include The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended and all parties executing this Affidavit):

1. That Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended is/are the owner of, and has/have agreed to sell to Karl W. Staffeld and Dorothea V. Staffeld property situated in the County of Washtenaw, State of Michigan and described in Commitment No. 110148.
2. That Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended has/have been in full, continuous, open, exclusive, peaceable and undisputed possession of said property since the time of vesting of title to said property in Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended; that there are no parties who have any interest or right to claim an interest in said property other than Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended; and that there are no facts known to Affiant(s) which could give rise to a claim being asserted against said property.
3. That, other than as shown in Item 1, Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended has/have not entered into any agreement, contract, commitment or option for the sale, lease or mortgage of the property, or any agreement, contract, commitment or option which otherwise affects said property.
4. That there are no taxes, liens or assessments which are due or about to become due or which have attached or could attach to said property.
5. That The Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended is/are not a foreign entity as defined in the Internal Revenue Code and regulations.
6. That, if title to said property is being held by a corporation, partnership, trust or other legal entity, such entity is in good standing under applicable laws and the contemplated sale or mortgage of said property by said entity is pursuant to proper authority.
7. That there are no actions or proceedings now pending in any State or Federal Court to which Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended is a party, including, but not limited to, proceedings in bankruptcy, receivership or insolvency.
8. That there are no judgments, mortgages, encumbrances or liens of any nature affecting said property, other than shown on American Title Company of Washtenaw Commitment No. 110148.
9. That there have been no improvements, repairs, additions or alterations performed upon said property within the past 125 days. That Henry E. Alvarez, Trustee of the Alice B. Dobson Declaration of Trust dated May 30, 1991, as amended has not entered into any agreement or contract with any party for the furnishing of any labor, services or material in connection with any improvements, repairs, additions or alterations within the referenced time period; and that there are no parties who have any claim or right to a lien for services, labor, or material in connection with any improvements, repairs, additions or alterations to said property.
10. That, to the knowledge of Affiant(s), Commitment No. 110148 of American Title Company of Washtenaw correctly and accurately reflects the status of the title to said property.
11. That there are no unrecorded easements, leases, agreements, or rights-of-way, which encumber the property.

Affiant (s) recognizes that American Title Company of Washtenaw will rely on the statements in this Affidavit and Affiant(s) makes this affidavit for the purpose of inducing American Title Company of Washtenaw to issue its policy or policies of title insurance in the above referenced transaction.